

Minutes of Regular Meeting
Athens City Planning Commission
City Hall - Council Chambers - Third Floor
Wednesday, September 19, 2012, 12:00 p.m.

Regular meeting of the Athens City Planning Commission was held in the Council Chambers, third floor, City Hall at 12:00 p.m. on September 19, 2012.

Attendees: John Paszke, Paul Logue, Sara Brumfield, Milena Miller, Tim Sexton, Jeff Thompson, Meranda Vaillancourt, Jeff Dill, and Barry Thomas.

1. Call to Order

Nicholas Bittner called the regular meeting of the Planning Commission to order at 12:03 p.m. and administered the oath to all who intended to speak before the commission.

Members present were Paul Wiehl, Nicholas Bittner, Nancy Bain, RJ Sumney, Paula Horan Moseley. Absent: None. Quorum was established.

2. Disposition of Minutes

Nicholas Bittner moved to approve the minutes of September 5, 2012. Paul Wiehl seconded. All voted aye.

3. Cases

12-09 GPD Group, Monticello Towers, Title 43

The application and narrative was given to the commission for their review and the applicant has fully complied with all the requirements in Title 43. The applicant provided an extensive application and addressed all of the 16 required documents for submittal.

Nicholas Bittner stated that the developer addressed the use of priority number 2 and the fence at the last meeting.

A subsurface report was submitted and is sufficient for this approval. Nancy Bain reminded the developer about the past soil slippage in this area.

Nicholas Bittner moved to accept the application as submitted for Monticello Towers. Nancy Bain seconded. All voted aye.

12-10 Far East Side Rezoning Request

The original proposal requested that all existing single family residents south of Jacobs and north of East State Street be down zoned to R-1. The duplexes in this area are currently in a B zone.

The map provided to the commission members shows the proposed zoning as:

Brown – B3

Yellow – R2

Light Beige – R1

Light Purple – M

The commission has discussed eliminating the zoning of R2 in this area. The current duplexes would become nonconforming lots if they are rezoned to R1.

Paula Horan Moseley reminded the commission that she does have a family member who has an interest in property located in this area.

RJ Sumney asked the commission members if they wanted to keep R2 zones in the city and how do you work towards keeping buffer zones. The commission discussed changing the duplexes to R1 zones and how this could affect the area and the need for housing in this area. There are several vacant lots located in this area. Nancy Bain said the lot sizes in this area are not conducive to building duplexes without a variance because of lot coverage requirements.

The commission is considering changing the current R2 in the Far East side neighborhood to R1. The members discussed traffic through the neighborhood, narrow streets, traffic flow, businesses and aging structures. If the zoning is changed, the duplexes would be grandfathered as a nonconforming use.

Public Comments

Harry Thomas, Charles Street

A petition from residents in the neighborhood was submitted to the commission member s and will be entered into the file. The petition submitted is in support of protecting single family homes by changing the residential zone R2 to R1. There is a strong support to change the R2 to R1 zones.

Nicholas Bittner said the duplexes in this area would remain nonconforming uses until there is a request for a major renovation. John Paszke said a variance would be needed if major renovations are done.

Jeff Dill, 31 Graham Drive

Mr. Dill thanked the commission for reviewing this request and he said he was in favor of change of the R2 zones to R1.

The Athens Comprehensive Plan says the North East State Street Neighborhood should be low density, owner occupied residential, and businesses should be limited.

Melina Miller, 25 Graham Drive

Melina Miller felt that many individuals in this area do not want businesses located here

but understood there would be some transition for a B zone to an R zone. She was in favor of low density in this neighborhood.

Nicholas Bittner moved to recommend to City Council that all R2 in the Far East Side neighborhood be down zoned to R1. 4 Voted Aye, RJ Sumney abstained.

4. Communications

Ordinance Amending Title 21, PUD

An ordinance was introduced by Chris Fahl and sent to the Planning Commission for a recommendation about the proposed change:

Amending Title 21, Chapter 21.09, PUD

Only Single-Family Residences are Permitted in an R-1 Zone

The Mayor gave a brief history of the requested change. Paula Horan Moseley said she supports protecting these areas with single family homes.

The commission discussed Planned Unit Developments. In the past some PUD projects have received a variance for less than two acres. Nancy Bain said, Planned Unit Developments are supposed to be designed as a creative use of the area with open space. Nicholas Bittner said the PUD structure allows for different setbacks but we could look at not allowing adjustments to the use in that zone.

Paul Logue gave an example, with the current request from Madison Heights, how would you interpret multi units in an R1?

Mayor Paul Wiehl said that Planned Unit Developments allow for flexibility and he sees no problem with this concept.

This change falls under City Council authority but they are asking for a recommendation or opinion from the Planning Commission.

The commission discussed past Planned Unit Developments that have been allowed and how this change could or would affect current trends.

Paul Logue said the current Comprehensive Plan needs implementation and a Zoning plan is different from a Comprehensive Plan. If changes are needed to zones then that is separate from the comprehensive planning.

Nicholas Bittner suggested that the commission consider, “uses permitted in a PUD are by the zone”.

Paul Logue voiced a concern about developments using the PUD process as an end-round our zoning and how do you prevent this from happening in the future beyond the current commission members and administration. Paula Horan Moseley asked if this could be tabled for further review by the commission at a later date. Nancy Bain stated that this

was suggested as an alternative to changes to the zoning map.

US 50, Waste Water Facility

This project will be discussed at the next City Council meeting on Monday at 7:00 p.m.; does it apply to Subdivision B.

5. Report from City Planner and Director DEF

Paul Logue

1. OU – Project meeting this morning about flood plain issues, planning and development
2. Attending a Planning Conference on Thursday and Friday of this week

John Paszke

1. BZA - no cases last week
2. Attended the Waste to Wealth Summit
3. Hosting OU Off Campus Housing
4. Keep America Beautiful presentation will be given

6. Opportunity for Citizens to Speak

None

7. Announcements & Other Business

The next meeting of the commission will be October 3, 2012. The commission discussed changing the meeting day to Thursday for the rest of the year, after the October 3rd meeting.

Adjournment

The meeting was adjourned at 1:26 p.m.

Nicholas Bittner, Chairperson

Sharlene Plott, Secretary